

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

A CHDO is an official designation of selected private nonprofit housing development corporations that meet requirements set by the U.S. Department of Housing and Urban Development (HUD).

An organization, which is designated as a CHDO can potentially qualify for special project funds, operating funds and technical assistance support associated with the state's HOME Investment Partnership Program (HOME). A CHDO must have in its charter, resolutions or by-laws, a statement that among its purposes is the development of decent housing that is affordable to low- and moderate-income persons.

A CHDO must be community-based and have significant representation of low-income community residents on the CHDOs board. The regulations requires at least one-third of the governing board's membership be low-income residents.

A CHDO may be created by a public body provided the nonprofit is not controlled by the public body. For this reason, a CHDO must have a governing body two-thirds of, which are individuals who are acting in a private capacity.

In addition, a CHDO must meet the requirement to maintain accountability to low-income community residents. This may be done through involvement of local residents or neighborhood organizations in the development of the housing project; or a CHDO may solicit local resident input project-by-project; or in its general planning, project selection, and development activities.

A CHDO must have a demonstrated capacity for carrying out housing development in the geographic area that the organization serves.

A CHDO may be required to demonstrate a history of providing housing within its service area.

CHDOs can own, develop and sponsor housing development projects for low-income persons using HOME funds.

A CHDO is considered a developer if the CHDO has contractual authority to acquire, finance, rehabilitate and/or manage the project for the term of affordability and may or may not be the legal owner.

A CHDO is considered a sponsor if the CHDO assists another non-profit to own and manage a project.

A list of Division of Housing and Community Development designated CHDOs is attached. HOME entitlement communities such as Milwaukee and Madison may also designate CHDOs. A non-profit interested in being designated as a CHDO will need to submit required documents that will be used to verify legal status, organization structure, capacity and the relationship to for-profit entities.

DHCD COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDOs)

<u>ORGANIZATION</u>	<u>CONTACT</u>	<u>PHONE & FAX NUMBER</u>
ADVOCAP, Inc. P.O. Box 1108 Fond du Lac, WI 54936-1108 Service Area: Fond du Lac, Green Lake & Winnebago Counties	Michael S. Bonertz Executive Director	T - (920) 922-7760 F - (920) 922-7214
Bolton Refuge House, Inc. P.O. Box 482 Eau Claire, WI 54702 Service Area: Eau Claire County	Gerald Wilkie Executive Director	T – (715) 834-0628
CAP Services, Inc. 5499 Hwy. 10 East Stevens Point, WI 54481-9116 Service Area: Marquette, Outagamie, Portage, Waupaca & Waushara Counties	Karl Phazek President CEO	T - (715) 343-7509
Central Wisconsin CAC, Inc. P.O. Box 430 Wisconsin Dells, WI 53965 Service Area: Adams, Columbia, Dodge, Juneau & Sauk Counties	Fred Hebert Executive Director	T - (608) 254-8353 F - (608) 254-4327
Community Action Coalition for South Central Wisconsin, Inc. 1717 N. Stoughton Road Madison, WI 53704-2605 Service Area: Dane, Jefferson & Waukesha Counties	Greta C. Hansen Executive Director	T - (608) 246-4730 F - (608) 246-4760
Community Action, Inc. of Rock & Walworth Counties 2300 Kellogg Avenue Janesville, WI 53546-5999 Service Area: Rock & Walworth Counties	Lisa Furseth Executive Director	T - (608) 755-2470 F - (608) 755-2681
Couleecap, Inc. 201 Melby St. Westby, WI 54667-1096 Service Area: Crawford, LaCrosse, Monroe & Vernon Counties	Grace Jones Executive Director	T - (608) 634-7366 F - (608) 634-3134
Franciscan Ministries, Inc. 26W171 Roosevelt Road Wheaton, IL 60189 Service Area: Kenosha, Milwaukee, Racine & Winnebago Counties	Susan M. Dillberg President CEO	T - (630) 784-2562
Ho-Chunk Housing and Community Development Agency P.O. Box 730 Tomah, WI 54660 Service Area: Within the boundaries of Ho-Chunk Nation Indian Country	Myra Price Executive Director	T - (608) 374-1245

<u>ORGANIZATION</u>	<u>CONTACT</u>	<u>PHONE & FAX NUMBER</u>
Housing Partnership of The Fox Cities, Inc. P.O. Box 5101 Appleton, WI 54913-5101 Service Area: Outagamie & Winnebago Counties	Katherine Kamp Executive Director	T - (920) 731-6644 F - (920) 731-7087
Indianhead CAA P.O. Box 40 Ladysmith, WI 54848-0040 Service Area: Burnett, Clark, Rusk, Sawyer, Taylor & Washburn Counties	Jerome Drahos Executive Director	T - (715) 532-5594 F - (715) 532-7808
Lakeshore CAP, Inc. 540 N. 8th Street Manitowoc, WI 54220-4042 Service Area: Door, Kewaunee, Manitowoc & Sheboygan Counties	Noel Ryder CEO	T - (920) 686-8705
Movin' Out, Inc. 600 Williamson St. Madison, WI 53703 Service Area: Adams, Columbia, Dane, Dodge, Fond du Lac, Green, Green Lake, Iowa, Jefferson, Juneau, Lafayette, Marquette, Richland, Rock, Sauk, Walworth, Waushara & Winnebago Counties	Howard Mandeville Executive Director	T - (608) 251-4446 F - (608) 251-1403
NEWCAP, Inc. 1201 Main Street Oconto, WI 54153-1541 Service Area: Brown, Florence, Forest, Langlade, Marinette, Menominee, Oconto, Oneida, Shawano & Vilas Counties	Robert Koller Executive Director	T - (920) 834-4621 F - (920) 834-4887
NHS of Richland County, Inc. P.O. Box 631 Richland Center, WI 53581-0631 Service Area: Richland County	Terry Testolin Executive Director	T - (608) 647-4949 F - (608) 647-8792
North Central CAP, Inc. P.O. Box 1141 Wisconsin Rapids, WI 54495-1141 Service Area: Lincoln, Marathon & Wood Counties	Ron Schnyder Executive Director	T - (715) 424-2581 F - (715) 424-0771
Northwest Wisconsin CSA, Inc. 1118 Tower Avenue Superior, WI 54880-1523 Service Area: Ashland, Bayfield, Douglas, Iron & Price Counties	Millie Rounsville Executive Director	T - (715) 392-5127 F - (715) 392-5511
Partners for Community Development, Inc. 1407 S. 13 th Street Sheboygan, WI 53081 Service Area: Manitowoc & Sheboygan Counties	Lucio Fuentez Executive Director	T - (920) 459-2780 F - (920) 459-2782

<u>ORGANIZATION</u>	<u>CONTACT</u>	<u>PHONE & FAX NUMBER</u>
Project Home, Inc. 104 N. First Street Madison, WI 53704 Service Area: Dane & Green Counties	Denise Matyka Executive Director	T - (608) 246-3737 F - (608) 246-3722
Renewal Unlimited, Inc. 2900 Red Fox Run Portage, WI 53901 Service Area: Adams, Columbia, Dodge, Juneau & Sauk Counties	Suzanne Hoppe Executive Director	T - (608) 742-5329 F - (608) 742-5481
Resident Empowerment and Linkages, Inc. (REAL, Inc.) 20711 Watertown Road, Suite A Waukesha, WI 53186 Service Area: Kenosha, Racine, Rock & Walworth Counties	Bernardine Juno President	T - (262) 549-8720 F - (262) 549-8730
Southeastern Wisconsin Housing Programs, Inc. P.O. Box 421 Burlington, WI 53104 Service Area: Kenosha, Racine, Rock & Walworth Counties	Arturo Gonzales Executive Director	T - (262) 763-7851
Southwestern Wisconsin CAP, Inc. 149 N. Iowa Street Dodgeville, WI 53533-1589 Service Area: Grant, Green, Iowa, Lafayette & Richland Counties	Walter Orzechowski Executive Director	T - (608) 935-2326 F - (608) 935-2876
Wausau Area Hmong Mutual Association, Inc. 1109 Sixth Street Wausau, WI 54403 Service Area: Marathon County	Peter Yang Chief Operating Officer	T - (715) 842-8390 F - (715) 842-9202
Wausau Area Housing Development Corp. P.O. Box 2137 Wausau, WI 54403 Service Area: Marathon County	Terry Winchell President	T - (715) 847-4259
West Central WI CAA, Inc. 525 Second Street P.O. Box 308 Glenwood City, WI 54013 Service Area: Barron, Chippewa, Dunn, Pepin, Pierce, Polk & St. Croix Counties	Peter Kilde Executive Director	T – (715) 265-4271 F – (715) 265-7031

ORGANIZATION

Western Dairyland EOC, Inc.
23122 Whitehall Road
P.O. Box 125
Independence, WI 54747-0125
Service Area: Buffalo, Eau Claire, Jackson & Trempealeau Counties

CONTACT

James Schwartz
Executive Director

PHONE & FAX NUMBER

T - (715) 985-2391
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For program information, contact:

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